

City of Lowell

Zoning Board of Appeals

Agenda



1/22/2018 at 6:30 PM
City Hall, City Council Chambers, 2nd Floor
375 Merrimack Street, Lowell MA 01852

Notice is hereby given that the City of Lowell Zoning Board of Appeals will hold a meeting on Monday, 1/22/2018 at 6:30 PM as follows:

Any person with an interest in this case is invited to attend this public hearing held in the City Council Chambers at City Hall, 2nd Floor, 375 Merrimack Street, Lowell MA 01852.

Application, plans, and submitted documentation are available for review at the Division of Development Services during normal City Hall Hours in Rm. 51.

I. Continued Business

ZB-2017-49

Petition Type: **Variances**

Applicant: **Stephen McLean**

Re Property Located at: **34 Fisher Street 01850**

Applicable Zoning Bylaws: **Sections 5.3 and 6.1.10**

Petition: **The applicant is seeking Variance approval for the extension of a driveway at 34 Fisher Street. The project seeks relief under Section 5.3 for landscaped open space, Section 6.1.10 for off-street parking dimensional requirements, and for any other relief required of the Lowell Zoning Ordinance. The subject property is located in the Traditional Two Family (TTF) zoning district.**

II. New Business

ZB-2018-1

Petition Type: **Site Plan Review and Special Permit**

Applicant: **Reno Properties, LLC**

Re Property Located at: **39 Myrtle Street 01850**

Applicable Zoning Bylaws: **Sections 5.1 and 8.1.3(2)**

Petition: **The applicant is seeking a request for relief from the Zoning Board of Appeals to add nine more residential dwelling units into the former Varnum School building located at 39 Myrtle Street. The existing parcel is 47,600 square feet and has a three-story building of approximately 32,000 square feet. The parcel is located in the Traditional Two Family (TTF) zoning district and requires variances under Section 5.1: Table of Dimensional Regulations for lot area per dwelling unit and minimum usable open space per dwelling unit and under Section 8.1.3(2) for off-street parking from the Zoning Board as well as approval for any other relief as required under the Lowell Zoning Ordinance.**

ZB-2018-2

Petition Type: **Variance**

Applicant: **David Smart**

Re Property Located at: **16 Sharyn Circle 01852**

Applicable Zoning Bylaws: **Section 5.1**

Petition: **The applicant is seeking Variance approval to construct a 10 ft. by 24 ft. addition to an existing single-family home located at 16 Sharyn Circle. The parcel is located in the Suburban Single Family (SSF) zoning district and requires a variance under Section 5.1: Table of Dimensional Regulations for minimum front yard setback and any other relief required of the Lowell Zoning Ordinance.**

ZB-2018-3

Petition Type: **Variance(s)**

Applicant: **The City of Lowell**

Re Property Located at: **350.4 Dutton Street 01854**

Applicable Zoning Bylaws: **Sections 6.1.10 and 10.3.8.3, #14**

Petition: **The applicant is seeking Variance approval for the construction of a new public parking garage at 350.4 Dutton Street, located in the Hamilton Canal Innovation District under Sections 6.1.10 and 10.3.8.3, #14, and any other relief required of the Lowell Zoning Ordinance.**

III. Other Business

Minutes for Approval:

07/10/2017

Per Order of the City of Lowell Zoning Board of Appeals – Gary Perrin, Chairman
New Business to Be Advertised by January 7, 2018 and January 14, 2018